

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lynwood

State: CA

PJ's Total HOME Allocation Received: \$9,651,567

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	93.39 %	91.11 %	26	91.92 %	59	63	
% of Funds Disbursed	85.32 %	82.09 %	31	82.65 %	52	54	
Leveraging Ratio for Rental Activities	0	5.72	83	4.67	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.27 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.40 %	62.86 %	60	68.72 %	19	18	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.00 %	77.58 %	51	79.93 %	36	36	
% of 0-30% AMI Renters to All Renters***	53.33 %	40.22 %	26	44.94 %	63	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.33 %	92.30 %	38	94.87 %	43	46	
Overall Ranking:			In State:	48 / 92	Nationally:	32 29	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,850	\$32,812		\$25,717	60 Units	21.00 %	
Homebuyer Unit	\$64,385	\$20,065		\$14,669	28 Units	9.80 %	
Homeowner-Rehab Unit	\$12,054	\$26,734		\$20,391	198 Units	69.20 %	
TBRA Unit	\$0	\$2,804		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynwood CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$28,850	\$177,070	\$12,054
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	25.4	3.6	10.1	0.0	Single/Non-Elderly:	10.2	14.3	10.1	0.0
Black/African American:	33.9	28.6	38.4	0.0	Elderly:	59.3	0.0	34.8	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	3.4	10.7	15.2	0.0
American Indian/Alaska Native:	1.7	0.0	0.5	0.0	Related/Two Parent:	25.4	71.4	34.8	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	1.7	3.6	5.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	1.0	0.0					
Other Multi Racial:	0.0	0.0	0.5	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	39.0	67.9	49.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	62.7	3.6	16.2	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	5.1	3.6	24.7	0.0	HOME TBRA:	0.0			
3 Persons:	8.5	25.0	10.6	0.0	Other:	0.0			
4 Persons:	5.1	25.0	25.3	0.0	No Assistance:	100.0			
5 Persons:	15.3	14.3	12.6	0.0					
6 Persons:	0.0	10.7	6.6	0.0					
7 Persons:	3.4	10.7	2.5	0.0					
8 or more Persons:	0.0	7.1	1.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynwood

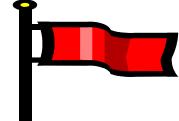
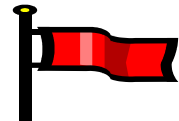
State: CA

Group Rank: 32
(Percentile)

State Rank: 48 / 92 PJs

Overall Rank: 29
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	47.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	98.33	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	4.97	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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